



City of Rockville

MEMORANDUM

May 27, 2010

TO: Members of the Planning Commission

FROM: Manisha Tewari, Planner *MT*

VIA: David Levy, Chief of Long Range Planning *DL*

SUBJECT: June 9, 2010 Public Hearing for the Draft
Municipal Growth Element (MGE)
City of Rockville's Comprehensive Master Plan

Summary of the Municipal Growth Element

Purpose and Goals of the Municipal Growth Element

The Municipal Growth Element (MGE) discusses how and where population and employment growth is likely to occur. It incorporates the population and household projections of the Development Capacity Analysis (DCA) through 2040 and examines the impacts of that projected growth on public services and infrastructure. By doing so, the City has a stronger basis for the broader revision of the Comprehensive Master Plan that the Mayor and Council have directed begin in 2011.

In addition to these local purposes, a primary State purpose for the MGE is to be able to combine the MGE-cited impacts from the various local governments, in order to determine overall impacts that may require State resources as a response.

In summary, the primary City goals for the Municipal Growth Element are:

- Identify the projected growth in population and employment.
- Examine the growth impacts on public facilities and services, so that the City, County and State can plan better for delivery of services and infrastructure.
- Define areas of potential expansion of municipal boundaries.
- Provide Montgomery County and the State of Maryland information that will assist in their provision of services that are important to Rockville citizens.
- Comply with requirements of the State of Maryland.

Organization of the Municipal Growth Element

The MGE is organized under the guidance of the Maryland Department of Planning (MDP) document entitled *Managing Maryland's Growth: Writing the Municipal Growth Element to the Comprehensive Plan: Models and Guidelines Series*, which can be found at the MDP Web site at <http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/mg25.pdf>.

The MGE document is structured in the following manner. Chapters 1, 2 and 3 provide an Introduction, Purpose and Process for development of the MGE. Chapter 4 describes Rockville's historic growth patterns, in both population and land area. Chapter 5 discusses existing land uses in Rockville and the zoning that defines how land will be used and developed in the future, thereby setting the context for population and employment growth within the city's existing boundaries.

Chapter 6 provides projections for the growth of population, households and employment through 2040, and serves as Rockville's compliance with the requirement for a Development Capacity Analysis. Chapter 7 discusses the potential impacts of the projected growth on certain State-specified services, including Police, Fire and Emergency Medical Services, Schools, Libraries, and Parks. Chapter 7 also discusses the potential impacts of development on environmentally sensitive areas, and the financial mechanisms available to meet the additional service needs generated from growth. Chapter 8 discusses issues related to potential expansion of Rockville's municipal boundaries, with particular focus on the City's Maximum Expansion Limits. Chapter 9 provides a conclusion.

Public Testimony for the Municipal Growth Element

On June 9, 2010, the Planning Commission is holding Public Hearings for two new State-required elements to the City of Rockville's Comprehensive Master Plan, per Article 66B of the Annotated Code of Maryland, as amended by House Bill (HB 1141) in 2006.

The first Public Hearing will be for the draft Municipal Growth Element (MGE). The second Public Hearing will be for the Water Resources Element (WRE). The Planning Commission will accept testimony from the public on both elements. This testimony will be recorded and considered by the Planning Commission during its upcoming work session, along with public testimony received through other means.

The public has four methods by which it may give testimony. They include:

- In person on June 9, 2010 at the Planning Commission meeting, which begins at 7:00pm and is held at Rockville City Hall, 111 Maryland Avenue;
- Online, by going to the City's Web page for these Elements; at <http://www.rockvillemd.gov/masterplan/elements/index.html>, and clicking on "Send comments online";
- By email, to masterplan@rockvillemd.gov, giving full name and address; or

- By mail, to Long Range Planning Division, CPDS, 111 Maryland Avenue, Rockville, MD 20850.

We are currently in the middle of a 60-day comment period during which the State, County, surrounding jurisdictions, and interested parties have an opportunity to provide input. Till date, staff has not received any input from the public or any jurisdiction.

Background

Every municipality in Maryland with planning authority is required to adopt the MGE and WRE into its comprehensive plan by October 1, 2010. Failing to do so may result in the suspension of a municipality's right to rezone property until the municipality has complied with the requirement. Every municipality in Maryland with planning authority is also required to prepare a Development Capacity Analysis (DCA). The DCA is a mechanism by which growth is projected within the comprehensive plan, and is included within the MGE. Additional information on State requirements, including on these two new elements and the DCA, can be found at:

<http://www.mdp.state.md.us/OurWork/CompPlans/Requirements.shtml>.

The MGE and WRE documents and other relevant information can be found online at the City Web site, at <http://www.rockvillemd.gov/masterplan/elements/index.html>.

How the Public has been Notified

As of the date of this memorandum, the following outreach efforts have been undertaken to ensure that the public has been notified that the draft elements have been produced, and that public testimony is invited:

- On April 9 and 10, 2010, the draft MGE and WRE documents were mailed to relevant recipients with the State of Maryland, Montgomery County, the Maryland-National Capital Park and Planning Commission – Montgomery, and the City of Gaithersburg.
- On April 12, 2010, the Planning Commission was alerted by email that the documents had been released, and a link was provided on the City's Web page.
- Both documents were posted on the City's Web site on April 12, 2010.
- Announcements on both elements were sent out on April 13, 2010 to Rockville's LISTSERV, consisting of email addresses of individuals, groups and interested parties within and outside the City.
- On April 16, 2010, both documents were sent to the Planning Commission and the Mayor and Council as part of the April 28 Planning Commission packet.
- The May/June 2010 edition of Rockville Reports announced the June 9 Planning Commission Public Hearing and provided information on the elements.
- The outlines of the MGE and WRE were presented to the Planning Commission at the May 12, 2010 meeting, which was televised on TRC11.
- On May 25, 2010, copies of both elements were provided to the Rockville Library to include in the reference section.

- The legal notice for the June 9, 2010 public hearing of the MGE and WRE was published in the Rockville Gazette on May 26, 2010.
- An information flyer regarding the upcoming June 9, 2010 public hearing has been developed for distribution from the City booth at Hometown Holidays during Memorial Day weekend.

Staff in CPDS remains available to answer any questions regarding the MGE. As stated, staff has not received any input from other agencies or public comments to date on the MGE.

Next Steps

Staff recommends that the record remain open until June 16, 2010. Staff will compile the entire record for the Planning Commission's review of the elements at the June 23, 2010 work session. Staff will also address the comments already received from Commissioner Hill in the memorandum for the June 23 work session.

The entire schedule is presented below. It contains one revision, which is to move the Mayor and Council Introduction and Adoption date from September 27 to September 20, in order to provide the Mayor and Council more opportunity for discussion. Following the schedule will permit the City to meet the State deadline of October 1.

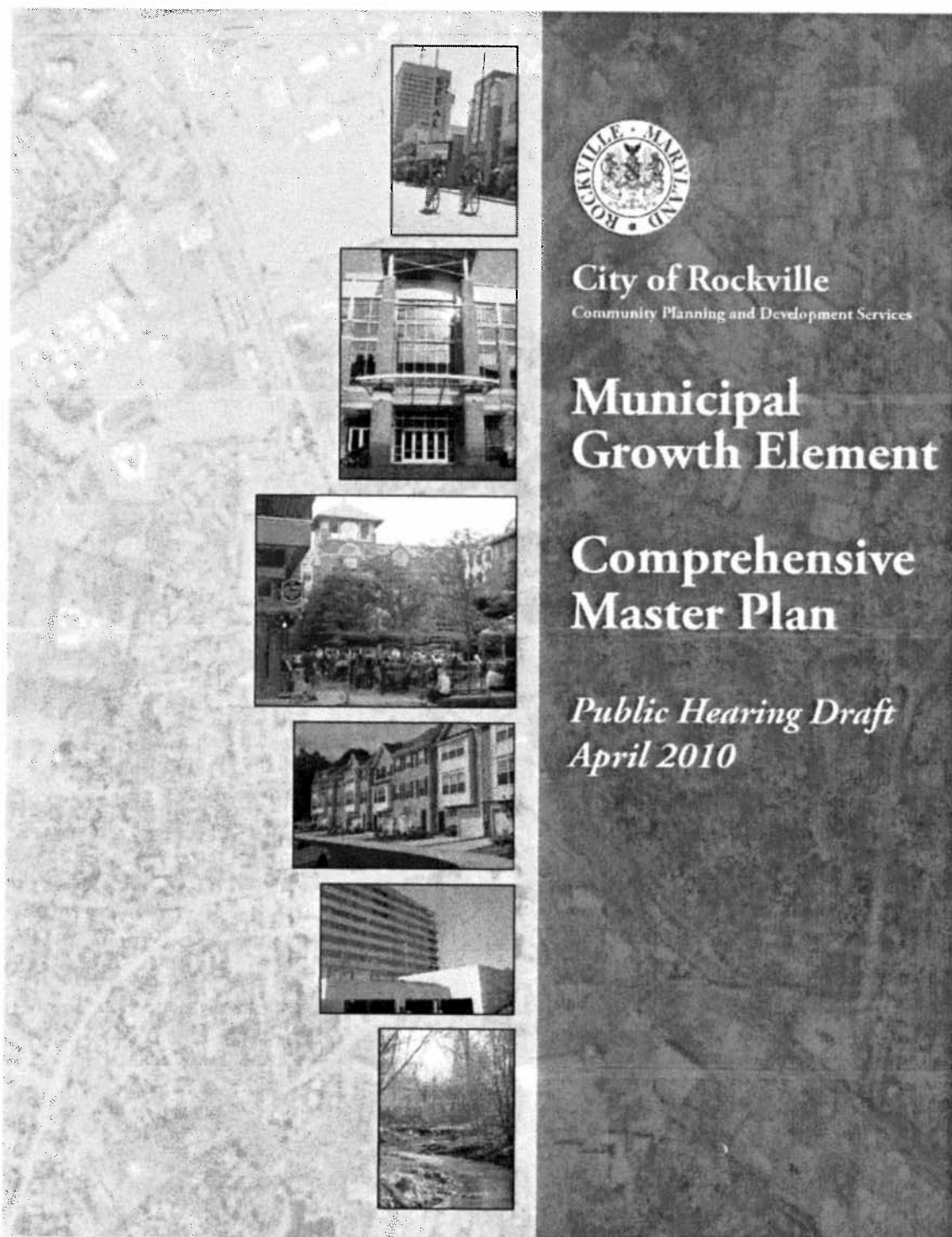
June 9, 2010	Planning Commission Public Hearing
June 16, 2010	Planning Commission Close Public Record
June 23, 2010	Planning Commission Discussion and Instructions to Staff
July 14, 2010	Planning Commission Decision, and Recommendation to Mayor and Council.
July 19, 2010	Presentation to Mayor and Council
August 2, 2010	Mayor and Council Public Hearing
August 16, 2010	Mayor and Council Close Public Record
September 13, 2010	Mayor and Council Discussion and Instructions to Staff
September 20, 2010	Mayor and Council Introduction and Adoption
September 28, 2010	Convey MGE and WRE to Maryland Department of Planning in compliance with October 1, 2010 deadline.

Recommendation

Conduct the Public Hearings for the MGE, accept testimony, and close the public record on June 16, 2010.

Enclosure

Public Hearing Draft of the Municipal Growth Element



Note:

A copy of the Public Hearing Draft of the Municipal Growth Element was provided to the Commission on April 16, 2010. Please let us know if you need additional copies. A pdf file of the MGE will be included with the June 9, 2010 meeting agenda at <http://www.rockvillemd.gov/government/commissions/pc/10-schedule.html> for public review and comment.